

**City Plan Commission  
Monday, January 28, 2013  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning - Public Hearing - 1:30 PM**

1. File No. 121247. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for a mixed-use development, on land located on the north side of West Wells Street, west of North 14th Street, in the **4th Aldermanic District**. This zoning change was requested by Opus Development Corporation, and would permit a 6 story mixed-use building for student housing and retail at 1400 West Wells Street.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gould

Second by: Bloomington

Condition: revise the north building facade.

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**Zoning - Public Hearing - 1:40 PM**

2. File No. 120999. An ordinance relating to the change in zoning from Industrial Light to Detailed Planned Development, for housing, on land located on the north side of North Water Street, west of North Humboldt Avenue, in the **3rd Aldermanic District**. This zoning change was requested by HSI Properties, LLC, and would permit multi-family residential development at 1887 North Water Street.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Gould

Second by: Bloomingdale

\*Conditions. DPD: remove Riverwalk Option C from the DPD drawing set as it has been deemed not feasible by MMSD; finalize the Owner's Written Narrative; add locations and details of enclosed parking vents on the elevations; address shadow study that was agreed upon at the request of a neighborhood meeting attendee; provide locations for bicycle parking and storage; clarifying setbacks. SPROZ and DPD: Show temporary pedestrian walk on the west end of the site, from the Riverwalk to Water Street. The location for removable Riverwalk railing at the point where the future Riverwalk connection to the southwest would occur. SPROZ: finalize the Owner's Written Narrative.

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**Zoning**

3. Resolution approving the Riverwalk, site plan, and building design for a multi-family development located at 1887 North Water Street, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the **12th Aldermanic District**.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Jacquart

Second by: Gould

See above conditions.

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**Miscellaneous**

4. Amendment to the resolution approving the City Plan Commission calendar. The meeting originally scheduled for April 15, 2013 is hereby rescheduled to April 8, 2013.

Staff Recommendation: Approve  
By Commr: Bloomingdale

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned At: 2:30 PM**

**By Commissioner: Jacquart**

**Attendance: Altoro, Gould, Torres, Jacquart, Bloomingdale**

**Excused: J Allen Stokes**